

# LOUDOUN COUNTY PLANNING COMMISSION

## ACTION SUMMARY

THURSDAY, FEBRUARY 4, 2010

6:00 P.M.      WORKSESSION

LOCATION:    PURCELLVILLE ROOM  
Government Center  
1<sup>st</sup> Floor

**Commissioners Present:** Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoclin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

**Commissioner Absent:** Robert Klancher, Chairman, Broad Run District.

**Staff Present:** Julie Pastor, Director of Planning; John Merrithew, Assistant Director of Planning; Cindy Keegan, Program Manager, Community Planning; Miguel Salinas, Program Manager, Community Information/Outreach; Planners: Judi Birkitt, Marie Genovese; Nancy Bryan, Recording Secretary.

### 1. ACTION SUMMARY REVIEW

- a. The Action Summary of December 1, 2009 was approved as amended (5-0-2-2, Keirce, Ronis abstained; Klancher, Syska absent).
- b. The Action Summary of January 7, 2010 was approved (6-0-2-1, Keirce, Ronis abstained; Klancher absent).
- c. The Action Summary of January 14, 2010 was approved (6-0-2-1, Keirce, Ronis abstained; Klancher absent).
- d. The Action Summary of January 21, 2010 was approved as amended (6-0-2-1, Mayo, Ronis abstained; Klancher absent).

### 2. DISCLOSURES

- a. Mr. Keirce met on 1/28/10 with Charlie Jackson and John Andrews of Green Energy Partners; met on 2/3/10 with Colleen Gillis Snow and Mike Gill regarding the Loudoun Parkway Center application; met on 2/4/10 with Scott Plein, Leo Scheffer, and Roy Barnett of the Washington Airport Task Force; met on 2/4/10 with Kate Rudacille and Todd Hafner of the Northern Virginia Regional Park Authority.
- b. Mr. Ronis had an e-mail exchange with Charlie Jackson to arrange a meeting regarding the Green Energy Partners/Stonewall Hybrid Energy Park application; exchanged e-mails to with Ben Wales regarding the Loudoun Parkway Center Parcel N application to arrange a meeting; exchanged e-mails with Samantha Velegas to arrange a meeting regarding the Loudoun Water – Water Storage Facility application; exchanged e-mails with Todd Hafner of NVRPA to arrange a meeting regarding the White's Ford Park application.
- c. Ms. Austin had multiple contacts with the applicant regarding the White's Ford Park application.

### **3. CPAM 2009-0001, ROUTE 28 KEYNOTE EMPLOYMENT POLICIES**

The Board of Supervisors directed staff to prepare a workplan for the plan amendment that addresses timelines and resources necessary to complete the plan amendment within six to nine months. The workplan responds to the Board's direction and provides an approach for completing the plan amendment within a nine month timeframe. The projected completion of the amendment is Fall 2010, as the month of August is traditionally a non-working month for the Board and Planning Commission.

The overall objective of the plan amendment is to consider retaining or changing Keynote Employment land use policies for those properties along Route 28 between Route 7 and the Fairfax County line, and between Atlantic Boulevard and the Broad Run. The workplan builds upon the significant amount of data and public input gathered through the various Route 28 corridor activities and initiatives since January 2008.

To develop the plan amendment, staff divided the workplan into three phases. The first phase is Policy Development and Stakeholder Engagement; the second phase is Public Input; and the third phase is Planning Commission and Board of Supervisors review and approval.

As part of the workplan, beginning in Phase I staff will provide a status update to the Board of Supervisors at the Board's Economic Development and Transportation Land use Committees. The Planning Commission will be kept up to date through similar updates at their regularly scheduled meetings and will include representation of at least one member at the Stakeholders small group forums and facilitated workshops. The Route 28 Stakeholders Group will also be kept informed via monthly e-mails and through a web page devoted to the project.

### **4. ZMAP 2008-0021, KINCORA**

Items for further discussion include direction on retail; phasing; linkage; ratio; and destination. The application was forwarded to a worksession for further discussion.